



Town of Norwell
BOARD OF APPEALS
Architecture Working Group Summary
15 High Street 40B Development
October 18, 2021

MEETING DATE: Monday, October 18, 2021
TIME SCHEDULED: 4:00 – 5:15 P.M.
LOCATION(S): Osborne Rm, Norwell Town Hall / Zoom
PANEL MEMBERS: Stephen H. Lynch, Associate Member
For the Norwell Board of Appeals Clifford J. Boehmer, Davis Square Architects

Applicant and Representatives Peter Crabtree, Northland Residential Corp.
Steve Gallagher, Northland Residential Corp.
Christina Carlson, Union Studios
Allan Aukeman, Ryan Associates
Deborah Kelleher, Merrill Engineering

Working Group Discussion: Referring to the [9/15/21 Davis Square Architects Peer Review memorandum](#), the group reviewed and discussed the recommendations and specifically addressed the following broad topic areas:

1. **Landscape buffering and mitigation** plans for abutter on the south side of the project.
2. **Crosswalk /sidewalk** layout, redesign to create more pedestrian-friendly areas.
3. **CVS** driveway, traffic control and calming strategies on High St., including potential for easement or eminent domain requirements necessary to make the recommended changes.
4. Creation of more **street-level perspective views** as part of overall street wall and façade integration of project with the High St. neighborhood in revised plans
5. Possible **relocation further to the west** of existing structures in plan to accommodate future widening of High St and improved pedestrian infrastructure in greater alignment with [Boston Complete Streets Guidelines](#), 2013.
6. **Green space management** including potential creation of community space or ‘tot lot’ areas.
7. Architectural **design strategies and visual techniques** to reduce the street wall impact.
8. **Pros and cons**, unintended consequences, and limitations to redesign and mapping the project to the peer reviewer’s recommendations per the 9/15 memorandum.

Deliverable(s):

Using the Davis Square Architects 9/15/21 memo as the template, the Applicant and team will provide a full and formal response to each of the points and recommendations. Further the Applicant agreed to furnishing recommendations and requirements to comply with or best meet these recommendations as agreed, alternative plans to achieve similar or best outcome, else specify why any requirement or recommendation is untenable in the current design as proposed.

Summary:

The group closed the meeting at 5:15 pm with Applicant and team in agreement to review and provide revised plans for architectural and landscape design elements as scoped in accordance with the discussion points and be available to present those recommendations and findings at the 11/4/21 Zoning Board continuing public hearing at Norwell Town Hall at 7.30 pm.